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CRESSMOOR ESTATES - PHASE 1

A PLANNED UNIT DEVELOPMENT TO THE CITY OF HOBART, LAKE COUNTY, INDIANA

2020-040445
2020 Jun 30 3:53 PM
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

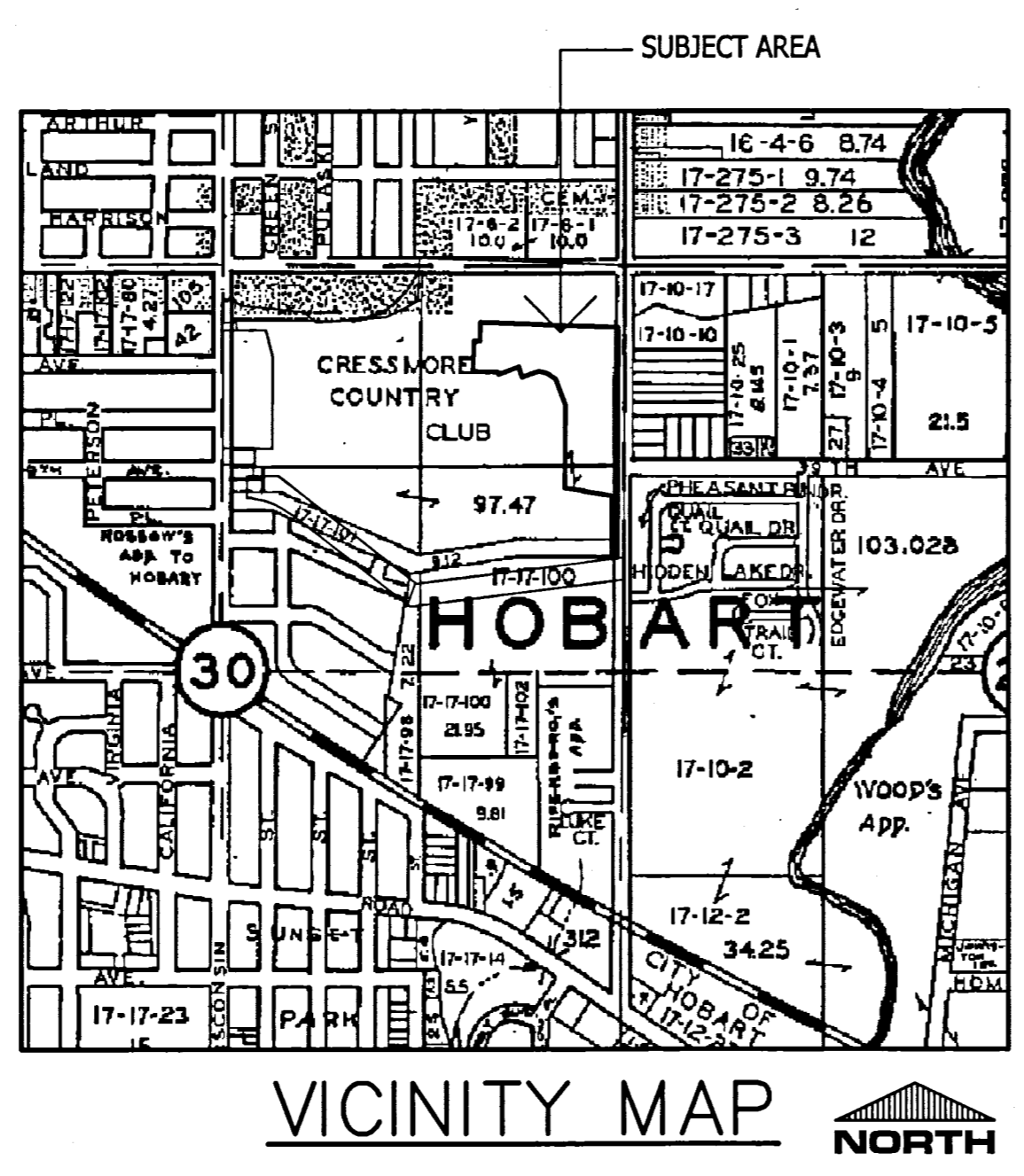
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LEGAL DESCRIPTION:

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian, lying West of the parcel conveyed to the City of Hobart by Warranty Deed recorded February 10, 2000 as Document Number 2000 009852. Commencing at the Northeast corner of said Northeast Quarter; thence South 00°02'08" East, a distance of 65.04 feet; thence North 88°03'29" West, a distance of 25.13 feet to the point of beginning; thence South 00°02'08" East, along the West line of said parcel conveyed to the City of Hobart, a distance of 1850.89 feet; thence North 82°41'02" West, a distance of 25.32 feet; thence South 00°02'08" East, a distance of 146.18 feet; thence South 82°41'02" West, a distance of 40.33 feet; thence North 00°02'08" West, a distance 533.07 feet; thence North 81°04'29" West, a distance of 187.04 feet to a point on a curve; thence Northeasterly along a curve concave to the West and having a radius of 390.00 feet (the chord of which bears North 08°20'07" East, a chord distance of 8.03), an arc distance of 8.03 feet; thence North 82°15'16" West, a distance 122.50 feet to a point on a curve; thence Northeasterly along a curve concave to the West and having a radius of 267.50 feet (the chord of which bears North 03°51'18" East, a chord distance of 36.30), an arc distance of 36.33 feet; thence North 00°02'08" West, a distance of 506.83 feet; thence North 20°09'06" West, a distance of 165.05 feet; thence North 57°53'34" West, a distance of 72.44 feet; thence North 77°50'12" West, a distance of 51.87 feet; thence South 69°50'54" West, a distance of 114.43 feet; thence North 20°09'06" West, a distance of 44.20 feet to a point of curve; thence Northwesterly along a curve concave to the Northeast and having a radius of 230.00 feet (the chord of which bears North 16°42'35" West, a chord distance of 27.62 feet), an arc distance of 27.63 feet; thence South 69°50'54" West, a distance of 141.66 feet; thence North 20°09'06" West, a distance of 12.92 feet; thence North 88°03'29" West, a distance of 166.25 feet; thence North 01°56'31" East, a distance of 200.00 feet; thence South 88°03'29" East, a distance of 39.31 feet; thence North 01°56'31" East, a distance of 120.00 feet; thence South 88°03'29" East, a distance of 862.55 feet; thence North 00°02'08" West, a distance of 340.20 feet to the South right-of-way line of E. 37th Avenue; thence South 89°03'29" East, along said South right-of-way line, a distance of 14.89 feet to the point of beginning, containing 12.765 acres, more or less, all in the City of Hobart, Lake County, Indiana.

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOODPLAIN, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HOBART, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0167E, EFFECTIVE DATE JANUARY 18, 2012.



CERTIFICATE OF MAINTENANCE RESPONSIBILITY:

By acceptance of the plat, the City of Hobart assumes no liability for the maintenance of drainage swales, ditches and tiles, roadside ditches, private storm and sanitary sewers, septic systems, retention and detention ponds, overflow pipes, and park areas found on the entire plat.

STATE OF INDIANA §
COUNTY OF LAKE)

We, Cressmoor Development, LLC, as owner of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided and do hereby lay off, plat, and subdivide, said real estate in accordance with the plat hereon. This subdivision shall be known and designated as CRESSMOOR ESTATES - PHASE 1, a Planned Unit Development to the City of Hobart, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Public. Front and side yard building setback lines are to comply with local Zoning Codes and any established Declaration of Covenants, Easements, Conditions and Restrictions, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

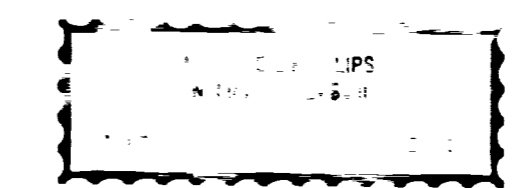
Dated this 30 day of JUNE, 2020

Cressmoor Development, LLC
Randy Hall
Randy Hall, President

STATE OF INDIANA §
COUNTY OF LAKE)

Before me, *Michelle L. Phillips*, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Randy Hall, of behalf of Cressmoor Development, LLC, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he or she signed and delivered said instrument as his or her own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 30th day of JUNE, 2020
My Commission Expires: 8-13-2021 *Michelle L. Phillips*
County of Residence: LAKE Notary Public



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 30 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-09-30-226-002.000-018

STATE OF INDIANA §
COUNTY OF LAKE)

This is to certify that all subdivision improvements and installations required are in place and this plat has been examined for compliance with the Hobart Municipal Code and is hereby approved.

Phillip Grafik
Phillip Grafik, City Engineer, Hobart, Indiana.

STATE OF INDIANA §
COUNTY OF LAKE)

Under authority provided by I.C. 36-7-4-700, enacted by the General Assembly of the State of Indiana, all Acts amendatory thereto, and an Ordinance adopted by the City of Hobart, Lake County, Indiana, this plat was given approval by the City of Hobart as follows:

Submitted to, approved and accepted by the Board of Public Works and Safety of the City of Hobart, Lake County, Indiana this 18th day of MARCH, 2020
By: *[Signature]* Title: *Pres. Board of Works*
By: *[Signature]* Title: *Member Board of Works*
By: *[Signature]* Title: *Secy of Works*

STATE OF INDIANA §
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the City of Hobart, Lake County, Indiana this 5th day of MARCH, 2020

President: *Maria Gallo*
Secretary: *[Signature]*
Jason Spain

STATE OF INDIANA §
COUNTY OF LAKE)

I, Gary P. Torrenga, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this Final Plat based upon an ALTA Survey of the land shown and described herein performed by Torrenga Surveying, LLC, dated May 1, 2007 and subdivided same as shown on the plat hereon drawn, that this plat is correctly shown and that all monuments or markers shown were actually set, and that their locations, size, type and description are accurately shown.

This instrument was prepared by Gary P. Torrenga, and I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Witness my hand and Seal this 18th day of February, 2020 A.D.

TORRENGA ENGINEERING, INC.
Gary P. Torrenga
Gary P. Torrenga - Registered Land Surveyor #S0514



2020-040445

FILE NO: Z:\Cressmoor Estates 5037-2007\dwg\Cressmoor Estates Phase 1 - Final Plat.dwg 2/10/2020 2:57:08 PM CST

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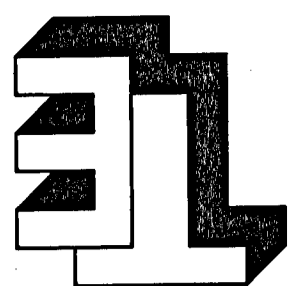
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
website: www.torrenga.com
Tel. No.: (219) 836-8918

CRESSMOOR ESTATES - PHASE 1
A PLANNED UNIT DEVELOPMENT TO THE
CITY OF HOBART, LAKE COUNTY, INDIANA
FINAL PLAT

REVISIONS:
DATE: 02-10-2020

CLIENT:
Cressmoor Development, LLC
2602 Dunbar Drive
Crown Point, Indiana 46307
JOB NO: 2018-5035
SCALE: NONE

SHEET
1 OF 2



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 CONSULTING ENGINEERS & LAND SURVEYORS
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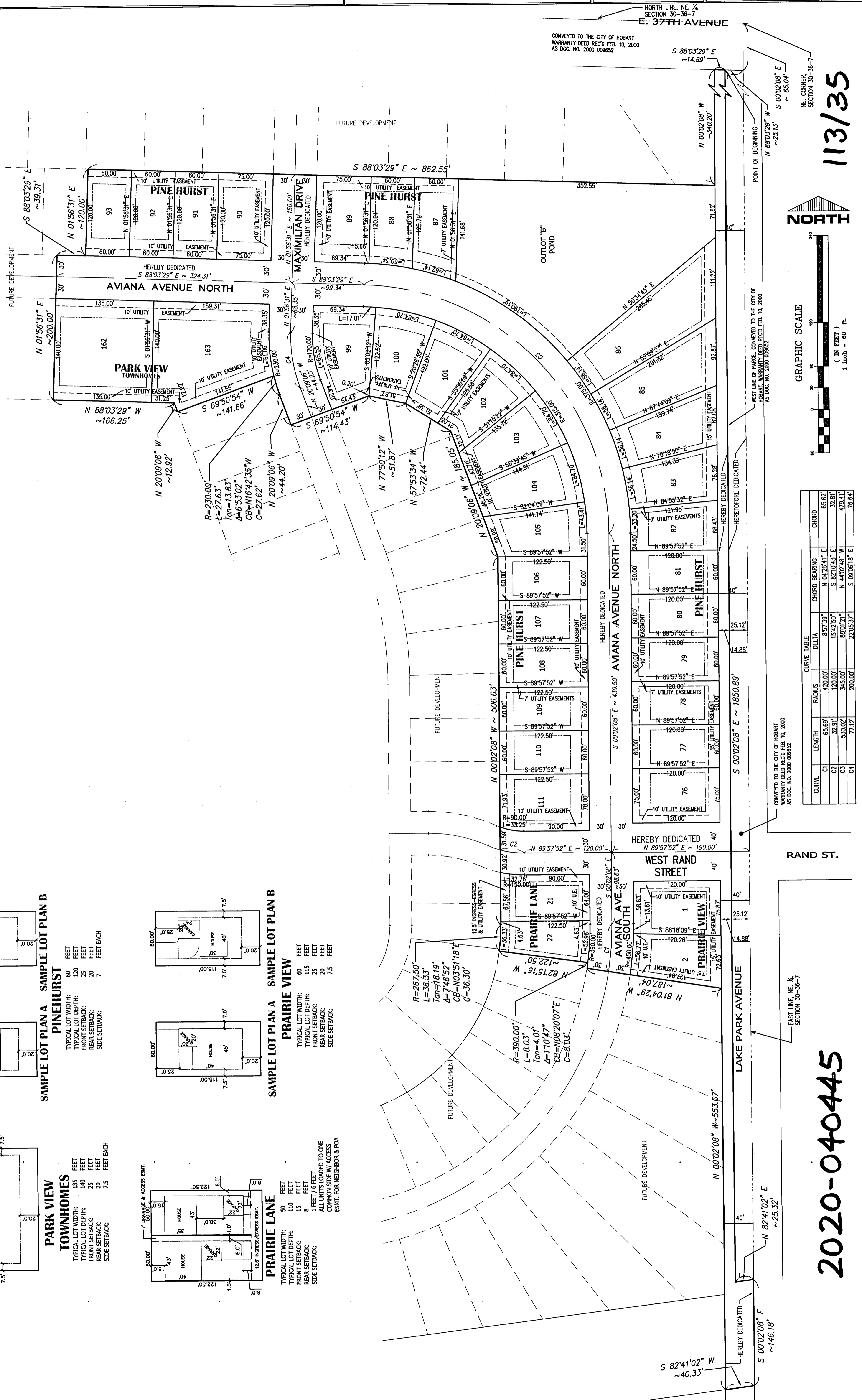
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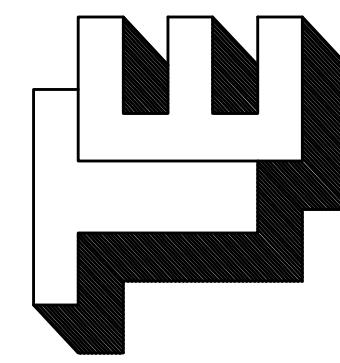
REVISIONS:
 DATE: 02-10-2020

JOB NO: 2018-5035
 SCALE: 1" = 60'
 CLIENT:
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 Crown Point, Indiana 46307
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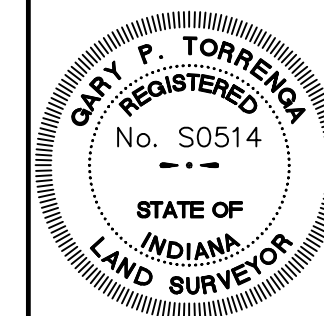
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CRESSMOOR ESTATES
 A PLANNED UNIT DEVELOPMENT
 HOBART, LAKE COUNTY, INDIANA
 MASTER LOT LAYOUT

REVISIONS:
 DATE: 06-06-2019

CLIENT:
 Cressmoor Development, LLC
 8502 Doubletree Drive
 Crown Point, Indiana 46307

JOB NO: 2018-5035
 SHEET
 1 OF 1



CROSSMOOR ESTATES SITE DATA SUMMARY
 (Excluding Commercial Building)

NAME	UNITS	LOT NUMBERS
Lake View	24	(196-207)
Oak Ridge	27	(208-234)
Park View: SF	36	(121-156)
Park View: Townhomes	28	(157-183)
Villa Townhomes	146	(184-187)
Villa Townhomes - R4 Site	68	(188-195)
Pinehurst	45	(76-120, 188)
Prairie Lane	55	(21-75)
Prairie View	20	(1-20)
TOTAL UNITS	448	

CENTRIER OF ROAD - CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	131.92	250.00	27.23	N 79.03° E	130.33
C2	42.17	250.00	9.39	N 79.03° E	42.07
C3	300.28	435.00	44.94	N 41.12° E	331.67
C4	600.37	430.00	82.43	N 41.12° E	555.90
C5	300.00	435.00	44.94	N 41.12° E	331.67
C6	75.31	370.00	11.55	S 86.54° W	73.79
C7	145.70	360.00	23.00	S 87.02° W	144.44
C8	300.44	360.00	47.22	S 87.02° W	288.88
C9	97.22	360.00	17.29	N 13.50° E	96.20
C10	130.66	360.00	27.24	N 13.50° E	129.03
C11	157.42	360.00	30.97	S 24.50° E	156.62
C12	101.69	130.00	14.49	N 44.92° E	99.12
C13	101.69	130.00	14.49	N 44.92° E	99.12
C14	188.52	115.00	82.43	N 41.12° E	187.08
C15	175.51	500.00	20.00	N 10.03° E	174.63
C16	271.27	200.00	42.00	N 89.00° E	269.89
C17	64.36	200.00	10.00	N 77.07° E	63.74
C18	17.70	120.00	2.77	S 70.05° E	17.60
C19	28.28	120.00	4.24	S 70.05° E	28.01
C20	28.28	42.00	3.92	S 70.05° E	28.01
C21	13.29	75.00	1.45	S 45.32° E	13.24
C22	24.10	75.00	2.84	S 45.32° E	23.78
C23	43.30	75.00	5.44	S 45.32° E	43.09
C24	89.58	387.50	13.14	N 66.21° E	89.38
C25	221.27	200.00	42.00	N 89.00° E	218.64
C26	220.89	282.50	44.92	N 74.54° E	216.30
C27	389.20	287.50	82.43	N 41.12° E	385.52
C28	48.50	100.00	2.74	N 89.75° E	48.09
C29	175.51	412.00	20.23	S 84.83° E	174.23
C30	75.31	212.50	10.23	S 87.00° E	74.13
C31	43.30	212.50	5.44	S 87.00° E	42.89
C32	43.30	212.50	5.44	S 87.00° E	42.89
C33	43.30	212.50	5.44	S 87.00° E	42.89
C34	43.30	212.50	5.44	S 87.00° E	42.89
C35	271.27	121.50	13.50	N 89.36° E	271.13

